

Ruin for total renovation with land, in a small hamlet not far from L'Absie. CU obtained.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Paul-en-Gâtine
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	676 m ²

IN BRIEF

This property offers a rare opportunity to create a bespoke home in a tranquil rural setting. With the Certificate of Urbanism already in place, there's potential to renovate up to approximately 40m², subject to planning. Ideal for those looking to build a holiday home, rental investment, or permanent residence tailored to their needs.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Old cottage needing full renovation, possibility to extend by 40m². Views over farmland.

L'Absie has all the basic amenities - shops, restaurants, schools, etc. The medieval town of Parthenay is only 29km away with full range of shops, etc La Rochelle with it's beaches 84km while the nearest airport is at Poitiers 77kms.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES